

VS  
78  
Dec 10 11 02 AM '96

## WARRANTY DEED

BK 309 PG 744  
W.E. DAVIS CH. CLK.

THIS INDENTURE, is made and entered as of the 26th day of November, 1996 by and between Mishe Simmons Patterson, unmarried, party of the first part, and Amy J. Kroll, unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi

Lot 2076, Section F, DeSoto Village Subdivision in Section 33, Township 1 South, Range 8 West in the City of Horn Lake, of DeSoto County, Mississippi as shown by the plat appearing of record in Plat Book 13, Pages 1-5 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Party of the first part received his/her equitable interest in the above described property by Deed of record under Book 289, Page 13, Register's Office of DeSoto County, Mississippi

The conveyance herein made is subject to subdivision restrictions, building lines and easements of record in Plat Book 13, Pages 1-5, as well as 1997 City of Horn Lake and DeSoto County taxes, not yet due and payable, which party of the second part herein assumes and agrees to pay.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate, that he/she has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written.

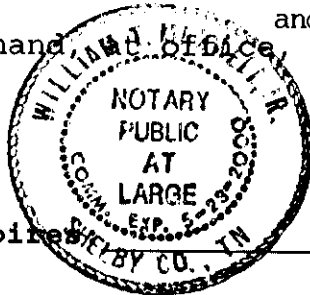
*Mishe Simmons Patterson*  
Mishe Simmons Patterson  
BY: *Burt J. Dyer*

STATE OF TENNESSEE  
COUNTY OF SHELBY

\* Brian K. Patterson, attorney in fact for

Personally appeared before me, a Notary Public in and for said State and County, **\*Mishe Simmons Patterson**, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, on behalf of the said Mishe Simmons Patterson and as her free act and deed.

WITNESS my hand and office, this 26th day of November, 1996.



*[Signature]*  
Notary Public

My commission expires \_\_\_\_\_

Property Address: 3780 Carroll Drive, Horn Lake, Mississippi 38637

Tax Parcel ID No. 1088 3305.0 02076.00

Property Owner: (Purchaser):  
Amy J. Kroll  
3780 Carroll Drive  
Horn Lake, Mississippi 38637  
Tel: (601) 342-1345 (Residence)  
(601) 357-1500 (Office)

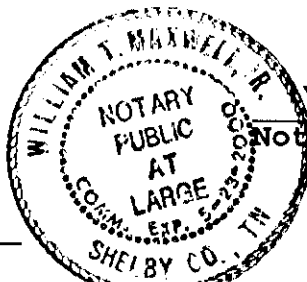
Seller's Name and Address:  
Mishe Simmons Patterson  
3780 Carroll Drive, Horn Lake, MS 38637  
Tel: (601) 781-3863 (Residence)  
(601) 342-1558 (Office)

Mail Tax Bills:  
Community Mortgage Corporation  
142 Timber Creek Drive  
Cordova, Tennessee 38018

I, or we, hereby swear or affirm that to the best of affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$65,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*[Signature: Amy J. Kroll]*  
Affiant

Subscribed and sworn to before me this 26th day of November, 1996.



*[Signature]*  
Notary Public

My commission expires: \_\_\_\_\_

Instrument prepared by & return to:  
WILLIAM T. MAXWELL, JR.  
Attorney at Law  
1789 Kirby Parkway, Suite 2  
Memphis, Tennessee 38138  
Tel: (901) 753-6030 (Office)